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DEPARTMENT OF
NEIGHBORHOODS, PLANNING
AND DEVELOPMENT SERVICES

**CITY OF SACRAMENTO
CALIFORNIA**

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

APPROVED
BY THE CITY COUNCIL

PLANNING
916-264-7158
FAX 916-264-7046

November 19, 1998

DEC 1 1998

City Council
Sacramento, California

OFFICE OF THE
CITY CLERK

Honorable Members in Session:

SUBJECT: AN ORDINANCE ADDING A SUBSECTION TO SECTION 2-G TO THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO (ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED) RELATING TO COMMUNITY SERVING USES ON SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY (SHRA) OWNED PROPERTY IN THE FRANKLIN VILLA COMPLEX (M97-037)

LOCATION: Franklin Villa Townhome Area, District 8

RECOMMENDATION:

Staff and the City Planning Commission recommend that the City Council adopt the attached Zoning Ordinance amendment on allowing community serving uses on Sacramento Housing and Redevelopment (SHRA) property in the Franklin Villa complex area.

CONTACT PERSON: Sandra Yope, Associate Planner
Zoning Administration Team, 264-7158

FOR COUNCIL MEETING OF December 1, 1998

SUMMARY:

The proposed amendment would allow small non-residential community uses to be located on residentially zoned property that is owned by the Sacramento Housing and Redevelopment Agency (SHRA) in the Franklin Villa complex area subject to a Zoning Administrator Special Permit.

City Council
Zoning Ordinance Amendment (M97-037)
December 1, 1998

COMMITTEE/COMMISSION ACTION

On February 26, 1998, by a vote of eight ayes and one no, the Planning Commission voted to recommend approval of the proposed Zoning Ordinance amendment allowing community serving uses on SHRA owned property.

BACKGROUND INFORMATION:

At the March 31, 1998, City Council meeting, planning staff in conjunction with SHRA brought forward an ordinance that would allow SHRA to locate certain non-residential community serving uses that serve the area residents on SHRA owned property. The proposed uses include medical/dental clinics, child care, career counseling and education, or green houses for community gardens. The community serving use would occupy a maximum of 5,000 square feet and primarily serve the immediate residential area. The original impetus for the proposal was SHRA's desire to locate a medical clinic within two units in the Franklin Villa townhome complex. The Council directed staff to initially narrow the scope of the proposed Ordinance from applying citywide to applying only to the Franklin Villa complex area.

Currently, the Zoning Ordinance does not contain specific language that would allow community serving uses that are non-residential to be located within residentially zoned property without a rezone process. Present planning policy does not usually encourage nor support spot rezones. SHRA and City staff are proposing to implement a more streamlined process to bring needed community services within an existing complex, Franklin Villa, in order to address community needs. The proposed amendment will add a specific subsection under Conditional Uses within the Land Use Section of the Zoning Ordinance allowing the community serving uses to locate on residentially zoned property within the Franklin Villa complex subject to a Zoning Administrator Special Permit.

SHRA will propose the project for a specific site and initiate a lease process with the proposed community service tenant. As part of this process, SHRA will notify nearby property owners as well as neighborhood associations that serve the subject site to gain public comment and to resolve any potential community conflict prior to applying for the Zoning Administrator Special Permit. The Planning Commission added increased public noticing requirements. The public notification of property owners was expanded from the standard 100 feet to 500 feet for the public hearing as well as requiring the same notification by the agency prior to application submission. Verification of all SHRA community outreach and public noticing for any proposed project will be an application requirement.

City Council
Zoning Ordinance Amendment (M97-037)
December 1, 1998

FINANCIAL CONSIDERATIONS

The proposed amendment, by streamlining the approval process and eliminating numerous planning entitlements will result in a limited a reduction in revenues, with a commensurate reduction in staff time to process the applications.

ENVIRONMENTAL CONSIDERATIONS

This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Section 15061(b)(1) and Section 15061(b)(3)}.

POLICY CONSIDERATIONS


The proposed Zoning Ordinance amendment is consistent with goals and policies of the General Plan. There are numerous policies regarding supporting the efforts of the Redevelopment Agency to "address problems in certain areas which have experienced decline due to deteriorating influences." (SGPU, p. 1-19). Additionally the changes as the result of the amendment will bring necessary community services within an existing complex targeting an area where critical services are lacking or residents lack means to obtain services elsewhere. This type of outreach by the Agency is directed by various policies within the General Plan.

MBE/WBE: None.

Respectfully submitted,


GARY STONEHOUSE, PLANNING DIRECTOR

APPROVED:


JACK CRIST, DEPUTY CITY MANAGER
NEIGHBORHOODS, PLANNING AND
DEVELOPMENT SERVICES

FOR INFORMATION:
WILLIAM H. EDGAR
City Manager

Attachment: Zoning Ordinance Amendment pertaining community serving uses on SHRA owned property

ORDINANCE NO. 98-051

ADOPTED BY THE SACRAMENTO CITY COUNCIL

APPROVED
BY THE CITY COUNCIL

DEC 1 1998

OFFICE OF THE
CITY CLERK

ON DATE OF _____

AN ORDINANCE ADDING A SUBSECTION TO SECTION 2-G TO THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO (ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED) RELATING TO COMMUNITY SERVING USES ON SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY (SHRA) OWNED PROPERTY IN THE FRANKLIN VILLA COMPLEX (M97-037)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1.

Section 2-G of the Comprehensive Zoning Ordinance of the City of Sacramento is hereby amended by adding a subsection thereto to read:

- 11. Subject to approval of a Zoning Administrator's Special Permit, community serving uses may be established on residentially-zoned property owned and operated by the Sacramento Housing and Redevelopment Agency (SHRA) located within the Franklin Villa complex.
 - (a) terms and conditions: The following terms and conditions shall apply to such community serving uses:
 - i. community serving uses: The term "community serving uses" shall be limited to medical services, such as health or dental clinics (not drug treatment facilities), child care, career counseling and education, or greenhouses for community gardens, designed to serve area residents.
 - ii. approved lease: No application for a special permit pursuant to this subsection shall be accepted as complete, or considered or deemed to be complete, unless and until a lease or conditional lease with SHRA has been approved by SHRA and satisfactory proof submitted to the Zoning Administrator.
 - iii. size restriction: The community serving use(s) may occupy not more than five thousand (5,000) square feet, either in any existing building or a building to be constructed.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

iv. SHRA ownership and control; expiration of special permit: The special permit for community serving uses approved pursuant to this provision, shall be valid, and the community serving uses may operate, only so long as the property is owned and controlled by the SHRA; should the SHRA cease to own and control the property, the property previously devoted to community serving use(s) shall only be used for uses permitted in the applicable residential zone.

b. Notice shall be given as follows:

i. notice of hearing: Notwithstanding the provisions of Section 15-H-2, notice of the hearing before the Zoning Administrator on the Special Permit shall be given in the same manner as notice is given of a hearing on a Special Permit before the Planning Commission.

ii. SHRA notice of project: As part of the application for a Zoning Administrator Special Permit under this provision, SHRA shall submit to the Zoning Administrator satisfactory proof that notice of the intent to file the application and to lease the SHRA property for a community-serving use has been given to all property owners within a five hundred (500) foot radius of the proposed site. The notice shall indicated the nature and size of the proposed community-serving use.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

ATTEST:

MAYOR

CITY CLERK

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____



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NEIGHBORHOODS, PLANNING
AND DEVELOPMENT SERVICES
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2904

PLANNING DIVISION
916-264-5381
FAX 916-264-5328

November 16, 1998.

City Council
Sacramento, California

PASSED FOR
PUBLICATION
& CONTINUED
TO 12-1-98

Honorable Members in Session:

SUBJECT: AN ORDINANCE ADDING A SUBSECTION TO SECTION 2-G OF THE COMPREHENSIVE ZONING ORDINANCE (ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED) RELATING TO COMMUNITY SERVING USES ON SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY (SHRA) OWNED PROPERTY IN THE FRANKLIN VILLA COMPLEX (M97-037)

LOCATION AND DISTRICT: Franklin Villa Complex
D8

RECOMMENDATION:

It is recommended that the item be passed for publication of title and continued to December 1, 1998.

CONTACT PERSON: Sandra Yope, Associate Planner, 264-7158

FOR COUNCIL MEETING OF: November 24, 1998

SUMMARY:

This item is presented at this time for approval of publication of title pursuant to City Charter, Section 32.

Zoning Ordinance Amendment - M97-037
November 16, 1998

BACKGROUND INFORMATION:

Prior to publication of an item in a local paper to meet legal advertising requirements, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the paper for publication and for advertising the meeting date.

Respectfully submitted,



GARY L. STONEHOUSE
PLANNING DIRECTOR

FOR CITY COUNCIL INFORMATION:
WILLIAM H. EDGAR
CITY MANAGER

APPROVED:



JACK CRIST, DEPUTY CITY MANAGER
NEIGHBORHOODS, PLANNING AND
DEVELOPMENT SERVICES DEPT.

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

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PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

ATTEST:

MAYOR

CITY CLERK

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

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